117.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	893,700 / 893,700
					USE VALUE:	893,700 / 893,700
					ASSESSED:	893,700 / 893,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARKOWITZ ADAM D
Owner 2:	MARKOWITZ JESSICA T
Owner 3:	
Street 1:	75 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAROUTUNIAN HARRY J--ETAL -
Owner 2:	HAROUTUNIAN JANET -
Street 1:	75 DOTHAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .22 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1953, having primarily Copm. Clap Exterior and 2710 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9600.000	422,900		470,800	893,700
Total Card	0.220	422,900		470,800	893,700
Total Parcel	0.220	422,900		470,800	893,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.78 /Parcel: 329.78

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 75180

GIS Ref

GIS Ref

Insp Date 07/10/18

!9075!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	422,900	0	9,600.	470,800	893,700		Year end	12/23/2021
2021	101	FV	366,800	0	9,600.	470,800	837,600		Year End Roll	12/10/2020
2020	101	FV	367,000	0	9,600.	470,800	837,800	837,800	Year End Roll	12/18/2019
2019	101	FV	273,800	0	9,600.	464,100	737,900	737,900	Year End Roll	1/3/2019
2018	101	FV	243,400	0	9,600.	356,500	599,900	599,900	Year End Roll	12/20/2017
2017	101	FV	243,400	0	9,600.	336,300	579,700	579,700	Year End Roll	1/3/2017
2016	101	FV	243,400	0	9,600.	309,400	552,800	552,800	Year End	1/4/2016
2015	101	FV	233,400	0	9,600.	289,200	522,600	522,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:25:44

LAST REV

Date	Time
06/08/21	15:52:12
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9075

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAROUTUNIAN HAR	51893-320		11/14/2008		445,000	No	No		
	13027-34		7/30/1976		36,500	No	No		N

USER DEFINED

Prior Id # 1:	75180
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2020	493	Redo Kit	94,192	O				
6/1/2020	493	Redo Kit	94,192	O				
9/7/2017	1159	Add Bath	13,786	O				add 3 seas porch A
8/18/2016	2044	Re-Roof	2,000	C				
8/29/2013	1307	Renovate	28,813	C				
4/5/2012	332	Manual	3,320					open up living roo
6/16/1999	364	Addition	30,000					REAR ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	Permit Visit	DGM	D Mann
7/10/2018	Measured	DGM	D Mann
5/5/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
3/3/2009	Meas/Inspect	372	PATRIOT
3/17/2000	Inspected	276	PATRIOT
2/9/2000	Measured	264	PATRIOT
9/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9600		Sq. Ft.	Site		0	70.	0.70	6			Water	-5					470,820						470,800	

Total AC/HA:	0.22039	Total SF/SM:	9600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	470,820	Spl Credit		Total:	470,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.20438218
Const Adj.:	0.97020000
Adj $ / SQ:	163.589
Other Features:	113500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	519575
Depreciation:	96641
Depreciated Total:	422934

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

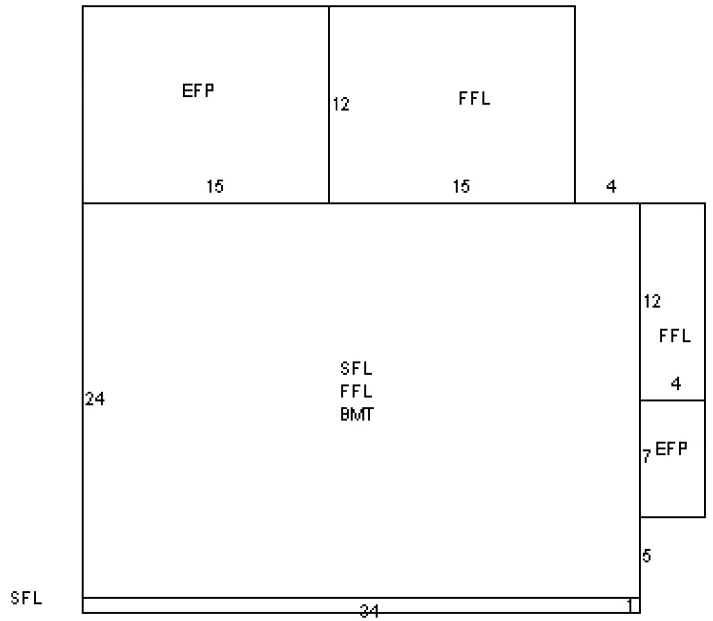
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.59
Special Features:	0	Val/Su Net:	144.93
Final Total:	422900	Val/Su SzAd	223.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,044	163.590	170,787
SFL	Second Floor	850	163.590	139,051
BMT	Basement	816	107.970	88,102
EFP	Enclos Porch	208	39.110	8,135

Net Sketched Area:	2,918			Total:	
Size Ad	1894	Gross Area	4358	FinArea	2710

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---

IMAGE

AssessPro Patriot Properties, Inc